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1. Making the Most of Your Building's Automated Controls

In our December Newsletter, we introduced you to the Portland Energy Conservation Inc.'s (PECI) website as a good place to look for strategies to improve the operations and maintenance of your building. In this issue, we would like to recommend a specific resource found on this site, "Energy Management Systems: A Practical Guide," that we think addresses an integral component of good operations and maintenance: optimum use of automated controls, such as Building Automation Systems (BAS) or Energy Management Systems (EMS). Over the past few years, US research and analysis has confirmed that effective use of automated controls goes a long way toward reducing building energy waste and achieving cost savings. Buildings that rank among the 25% most efficient in the US emphasize maximizing automated controls performance. Because of the relative impact of controls on energy performance, it is important to know both what you can expect from your automated control system, and how you can take steps to optimize its performance. Chapter 5 of "Energy Management Systems: A Practical Guide" provides in-depth information on basic automated control system capabilities, including scheduling, setpoints, alarms, safeties, and basic monitoring and trending; discusses prerequisites for optimizing automated control system operations; and suggests strategies for improving upon your existing control strategies. To access this resource, visit <http://www.peci.org/om/ems.pdf>.

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2. eeBuildings in Shanghai – January Event and Upcoming May Event

The highlight of our January event in Shanghai was a building operations and benchmarking training at the Jing An Hilton in downtown Shanghai. The event was co-hosted by the Association of Shanghai Property Managers (ASPM) and was attended by over 50 building management professionals, representing about 4 million square meters of floorspace in approximately 70 commercial buildings. eeBuildings has now provided training to more than 100 professionals in Shanghai who manage more than 12 million square meters of floorspace.

We extend our thanks to ASPM and Jones Lang LaSalle. This event would not have been possible without them. ASPM filled the training event to capacity with building managers, and Vice Chairman He's opening and closing remarks put the training in context, emphasizing the need for better energy management in Shanghai. Jones Lang LaSalle introduced us to ASPM and helped to deliver the training by presenting their local experiences benchmarking buildings.

The training included the following:

- Shanghai's Growing Opportunity
- Need for the Benchmarking Tool
- Developing the Benchmarking Tool
- Using the Benchmarking Tool
- Save Energy and Increase Comfort
- Obtaining Energy Services: The US Model
- Using the Benchmarking Tool to Sell Energy Services

The next Shanghai event is scheduled for May 2003. Contact Steve Bagley ([sbagley@icfconsulting.com](mailto:sbagley@icfconsulting.com)) or write to [eeBuildings@epa.gov](mailto:eeBuildings@epa.gov) if you would like to meet with us or need help benchmarking.

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### 3. Benchmarking Tips

#### Retail Podium

It is a challenge to benchmark a building when retail space is on the same meter as office space, such as an office tower with a retail podium. We recommend the following strategy for benchmarking combined office and retail space: treat the retail as "other space type" and enter the full energy consumption into the tool. This allows for the best future comparison and ensures that information is not lost through estimates of retail space intensity. It also allows for flexibility in the event that submetering is added later.

#### Metric to English

Some energy inputs in the benchmarking tool require conversion from Metric units to American-English units before they can be entered into the tool. For example, natural gas must be converted to therms. You can do this easily at [OnlineConversion.com](http://www.onlineconversion.com/energy.htm): <http://www.onlineconversion.com/energy.htm>.

Do you have a question about using the US EPA Benchmarking Tool? Send your question to [eeBuildings@epa.gov](mailto:eeBuildings@epa.gov) and we will answer your question directly or address it in the next newsletter.

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#### 4. Website We Like

Ways to improve Building Energy Efficiency

The National University of Singapore provides a comprehensive list of energy efficiency measures for buildings.

Visit [http://www.bdg.nus.edu.sg/BuildingEnergy/news/improve\\_efficiency.html](http://www.bdg.nus.edu.sg/BuildingEnergy/news/improve_efficiency.html).

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#### 5. Conference Notes

Below are 2 conferences taking place in the next few months that eeBuildings has identified:

NCBC, National Conference on Building Commissioning, May 20-22, 2003 in Palm Springs, California. - This conference is all about making buildings, new or old, work as they were designed. Visit [www.peci.org/ncbc](http://www.peci.org/ncbc) for more information.

International Conference on Energy and the Environment, May 22-24, 2003 in Shanghai, China. - The conference is organized by the University of Shanghai for Science and Technology and the George Washington University in Washington, D.C. If you attend, stop by to see our presentation on eeBuildings work in China. Visit <http://www.gwu.edu/%7Eeem/ICEE/abstractsnew.htm> for conference details.

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#### 6. Help us Build a Better Newsletter

- We'd like to hear about your progress. If you have had successful experiences improving the energy efficiency of your buildings outside the U.S., please let us know at [eeBuildings@epa.gov](mailto:eeBuildings@epa.gov).

- Calling all links. In 2003, eeBuildings will be adding links to Partner websites from the eeBuildings website. Please send us your links or let us know if you would like to be added to the list.

- If you have suggestions for how to improve the content of this newsletter, please send them to [eeBuildings@epa.gov](mailto:eeBuildings@epa.gov).

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To learn more about eeBuildings, visit <http://www.epa.gov/eeBuildings> or e-mail [eeBuildings@epa.gov](mailto:eeBuildings@epa.gov).

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The US Environmental Protection Agency's eeBuildings (energy-efficient Buildings) program helps international building owners, managers, and tenants improve the energy performance of their buildings. Drawing on the expertise of ENERGY STAR, eeBuildings connects financial and environmental performance to energy efficiency.

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This newsletter is produced and edited by ICF Consulting. ICF supports EPA's eeBuildings and ENERGY STAR activities.